



**CITY OF SUNNYVALE
REPORT
Planning Commission**

July 10, 2006

SUBJECT: **2006-0523 – Alex DuVon** [Applicant]: Application on a 5,085 square-foot site located at **576 Balsam Avenue** (near N. Fair Oaks Avenue) in an R-0 (Low-Density Residential) Zoning District. (APN: 204-13-022)

Motion Design Review to allow a first and second-story addition for a total of 2,467 square feet which results in a 49% Floor Area Ratio where less than 45% may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions One-Story Single-Family Home

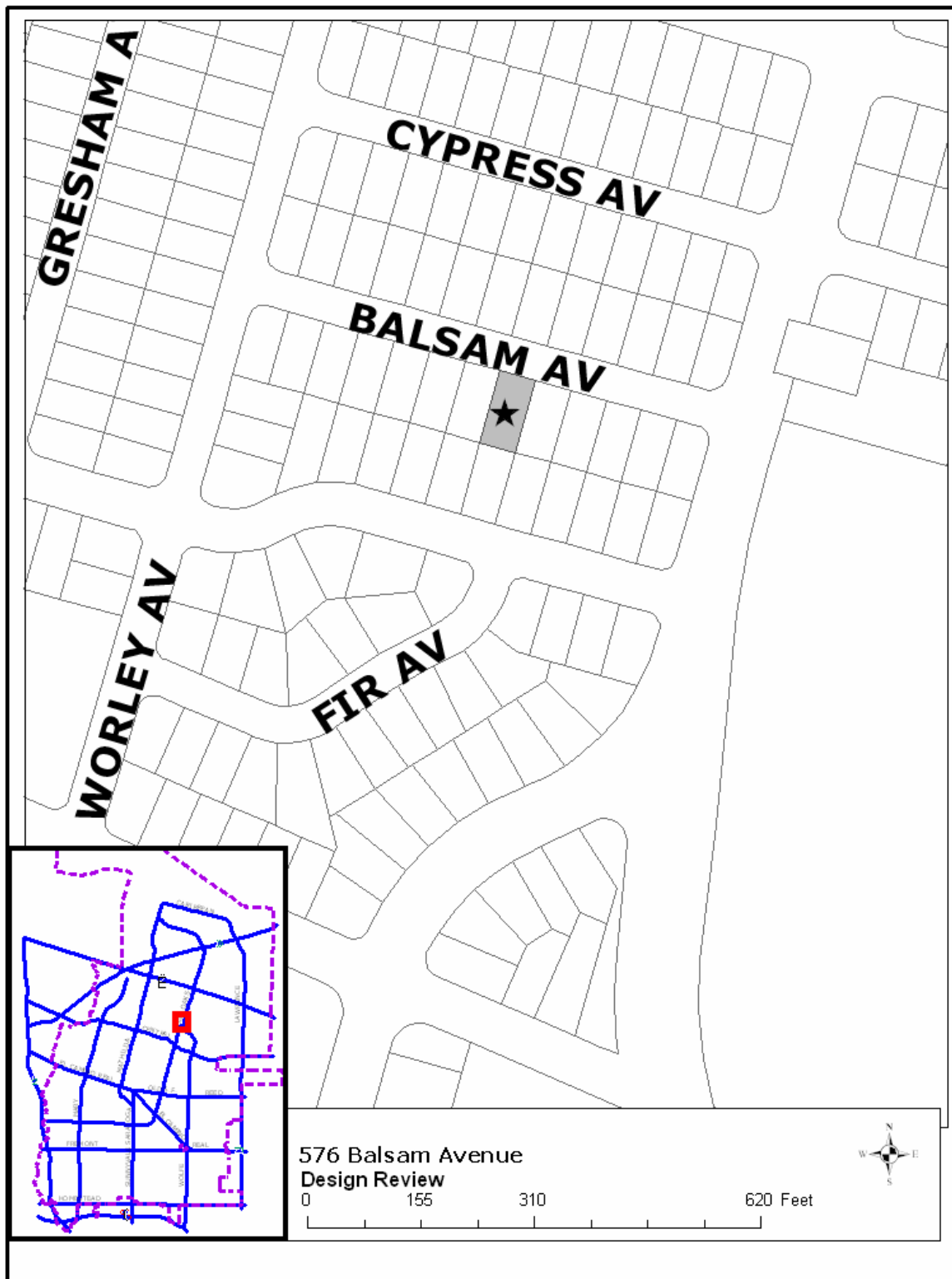
Surrounding Land Uses

North	One-Story Single-Family Home
South	One-Story Single-Family Home
East	One-Story Single-Family Home
West	Two-Story Single-Family Home

Issues Architectural Compatibility with neighborhood

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with Conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,085	Same	6,000 min.
Gross Floor Area (s.f.)	959	2,467	No max.
Lot Coverage (%)	19%	34%	40% max. with a two-story home
Floor Area Ratio (FAR)	19%	49%	45% max. without PC review
Building Height (ft.)	Approx 11'	23'	30' max.
No. of Stories	1	2	2 max.
Setbacks			
Front (First) (Second)	25' 6" N/A	25' 6" 38' 6"	20' min. 25' min.
Left Side (First) (Second)	5' N/A	5' 7'	4' min. (12' total)** 7' min. (18' total)
Right Side (First) (Second)	5' N/A	5' 15'	4' min. (12' total)** 7' min. (18' total)
Rear (First) (Second)	24' N/A	24' 24'	20' min. (10' permitted with 25% encroachment) 20' min
Parking			
Total Spaces	2	4	4 min.
Covered Spaces	1	2	2 min.



Starred items indicate existing deviations from Sunnyvale Municipal Code requirements.

** Deviation is from total first story side yard setbacks

ANALYSIS

Description of Proposed Project

The proposed project is for a one and two-story addition to an existing one-story home resulting in 2,467 square feet for a total floor area ratio (FAR) of 49%. All proposed new homes or additions that exceed 45% FAR shall be reviewed by the Planning Commission

Background

Previous Actions on the Site: There are no previous planning applications related to this site.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemptions includes minor additions to existing homes

Design Review

Site Layout: The site is a mid-block lot located on Balsam Avenue. The lot is considered undersized for the R-0 zoned lot with approximately 5,085 square feet where 6,000 square feet is standard for the Zoning District. In addition to being undersized, the existing home does not meet current combined side yard setbacks (10' where 12' is required). New floor area for the home does not extend the nonconforming setbacks as the additional area at the rear will be setback an additional two feet along the right side. The two story addition is setback significantly from the front property line (38'6") and the first story portion of the home (13' offset). Increased setbacks for the second story are also incorporated along each side yard. (See Site an Architectural Plans in Attachment C.)

Floor Plan: Within the first story, additional garage area will accommodate a second covered space for a vehicle to meet Municipal Code requirements for parking. The plan calls for a larger kitchen area, porch/entry area and a separate laundry area near the garage. The second story would include three bedrooms and two bathrooms.

The following Guidelines were considered in analysis of the project site design.

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.4 F. New homes and second story additions constructed adjacent to smaller home should maintain a one-story profile adjacent to the one story homes as a transition to any two story building element.</i>	The second story is offset from the first story on three sides and exceeds the minimum setback on each elevation.
<i>3.4 S. Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the remainder of the home.</i>	The second story is positioned mostly over the living portions of the existing home and 13 feet from the projecting garage.

Architecture: Although the footprint of the home will remain, the overall architectural style will be modified. The proposed home incorporates Craftsman elements including a hipped roof and gabled elements along the front facade. An entry porch is also added to the home. The neighborhood is composed of a mix of architectural styles including those similar to the current design of the home which features flat low-pitched roofs (built in the 1950s) along with contemporary designs that have been built more recently. The project utilizes wood siding along each elevation and makes use of window trim throughout the home. A projecting window along the front elevation helps break up the visual mass of the second story. At approximately 23 feet in height, the home is not considered out of scale with the nearby homes.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques (Architecture)	Comments
<i>3.7 C. Carry materials and trim used on the front façade to all other sides of the house. Avoid designs where only the front of the house is given interesting materials and details.</i>	The design of the home incorporates wood siding along each elevation. Window trim is also utilized along each elevation.
<i>3.5 K. Some architectural styles (e.g., Craftsman) lend themselves to the use of decorative vents.</i>	Attic vents are utilized along the front and west elevations.

Landscaping: At the time of the draft of this report, a separate tree removal permit had been proposed for the willow tree located in the front yard. A tree protection plan is required at the time of submittal for building permits for any existing trees (Condition of Approval #1C).

Parking/Circulation: The single family home was originally constructed with a one-car garage. The proposed additions include expansion of the garage to create a second covered space. Additional paved area within the front yard allows for a second driveway space without expansion of the existing approach from the street.

Compliance with Development Standards/Guidelines: As noted previously, the site does not meet minimum lot standards for the R-0 Zoning District. The existing combined side yard setbacks are also not met at a portion of the home. The proposed additions will maintain the existing footprint; therefore, not increasing the non-conformity of the site.

The R-0 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The two-story house also would not interfere with solar access to the rooftop of any structure on nearby properties as required per the Sunnyvale Municipal Code Chapter 19.56.020

Expected Impact on the Surroundings: Staff does not expect that the proposed second story addition will have a significant impact to the neighborhood. Although, many nearby homes are one-story; two-story homes are scattered throughout the neighborhood (a two-story home is located adjacent to the west). The two-story portion of the home would be setback considerably from the front property line; therefore, staff finds that the design and location of the second story provides adequate mass and scale for the home with respect to the surrounding area.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 8 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review

Recommendation

Alternative 1.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Site and Neighborhood Photos

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	As designed, the proposed home is compatible with the neighboring homes in appearance and scale.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home meets or exceeds all the required setbacks and is positioned considerably back from the street and adjacent neighbors to the west.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The project would expand the visibility of the garage from the street. The front yard will still maintain over 50% landscaping as a result of the expanded driveway. The driveway approach from the street will not be expanded.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The newly constructed home will utilize wood siding material and a composition roof material as conditioned.
<i>2.2.7 Preserve mature landscaping</i>	Significant landscaping exists on site.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at the Planning Commission hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- B. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to the expiration date.
- C. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Roof material shall be a 50-year dimensional composition shingle, or equivalent warranty material, providing texture and shadow effect, as approved by the Director of Community Development.